

AB 1482 Just Cause and Rent Limit Exemption Addendum

Property Address: _____

City: _____ State: CA Zip: _____

Owner/Landlord: _____

Tenant(s): _____

Date: _____

1. Purpose of Addendum

This Addendum is provided to comply with California Civil Code Sections 1946.2 and 1947.12 (AB 1482 – Tenant Protection Act of 2019). It is intended to notify Tenant(s) that the above-referenced property is exempt from the rent cap and/or just cause eviction requirements, if applicable.

2. Exemption from Rent Cap and Just Cause Requirements

The Property is EXEMPT from the rent limit and/or just cause eviction provisions of AB 1482 for the following reason(s):

☐ Single-family home or condominium not owned by a corporation, REIT, or LLC with a corporate member

☐ Owner-occupied duplex in which one unit was occupied by the owner as their principal residence at the beginning of the tenancy

☐ Housing constructed within the last 15 years (rolling exemption)

☐ Affordable housing subject to a regulatory agreement

☐ Dormitory or housing operated by an educational institution

☐ Other exemption (specify): _____

3. Required Statutory Notice (Single-Family Home / Condo Exemption)

This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12(d)(5) and 1946.2(e)(8) of the Civil Code and the owner is not any of the following:

(1) A real estate investment trust (REIT);

(2) A corporation; or

(3) A limited liability company in which at least one member is a corporation.

4. Additional Disclosures

Tenant acknowledges that:

- This Addendum is incorporated into and made part of the Lease or Rental Agreement.

- If the property later becomes subject to AB 1482, Tenant will be notified as required by law.

- This notice must be provided in the lease or as a written addendum.

5. Tenant Acknowledgment

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

6. Landlord / Agent Signature

Landlord/Agent Name: _____

Signature: _____ Date: _____

7. Important Notes

- This form is intended for compliance with California law.
- Local ordinances (such as Sacramento Tenant Protection Program) may impose additional requirements.
- Landlords should confirm eligibility for exemption before using this notice.